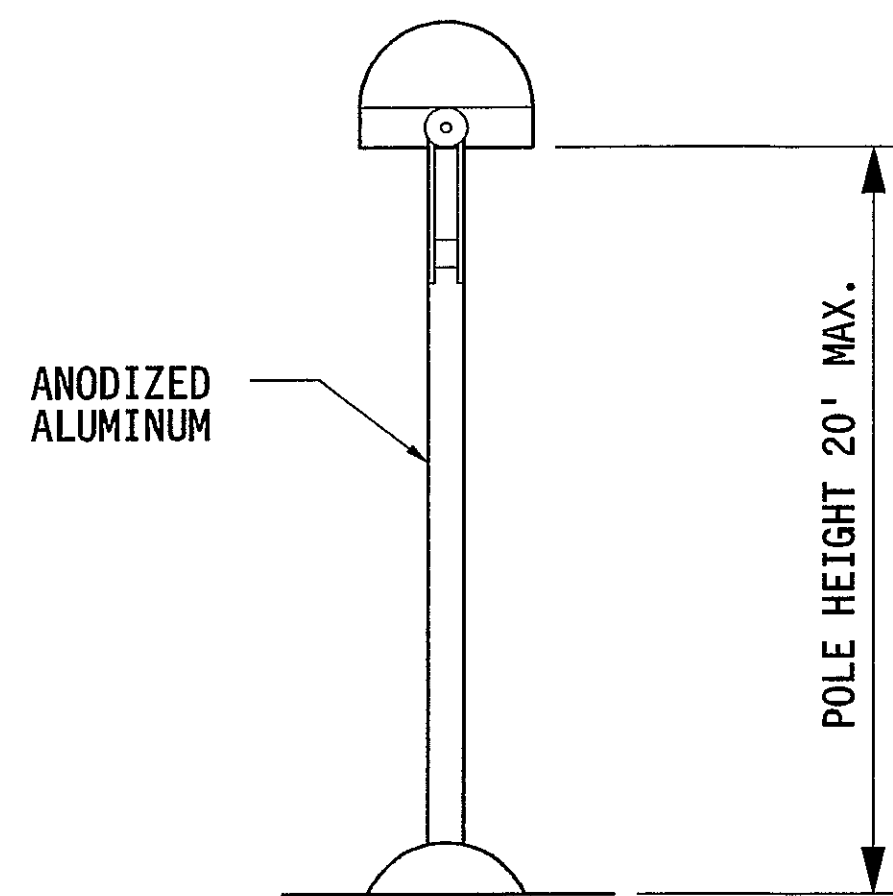


SPECIAL EXCEPTION PLAT AMENDMENT PROFFER CONDITION AMENDMENT GENERALIZED DEVELOPMENT PLAN AMENDMENT HOTELS AT DULLES BUSINESS PARK



LIGHTING BY HUBBELL OR EQUIVALENT
SCALE: NTS

Distributor :
Chesapeake Lighting Associates, Inc.
9135 Guilford Road
Suite 200
Columbia, MD. 21046
Phone: 301-953-0124

Fixture:
Magnusdisc II, DS Series

Model:
DS-S-S-100HPS-1-T-5-1-1--F1

Pole:
RAC-4121-A2-DS

PLANNER/ENGINEER:

GREENHORNE & O'MARA, INC.
11211 WAPLES MILL ROAD
FAIRFAX, VIRGINIA 22030
PH. (703) 385-9800 FAX (703) 385-5721

ATTORNEY:

MGW, L.L.P.
1750 TYSONS BOULEVARD
SUITE 1800
McLEAN, VIRGINIA 22102
PH. (703) 712-5362

ARCHITECT:

DRBRASHER ARCHITECTS
5560 STERRETT PLACE
SUITE 300
COLUMBIA, MARYLAND 21044
PH. (301) 621-6020

SHEET INDEX

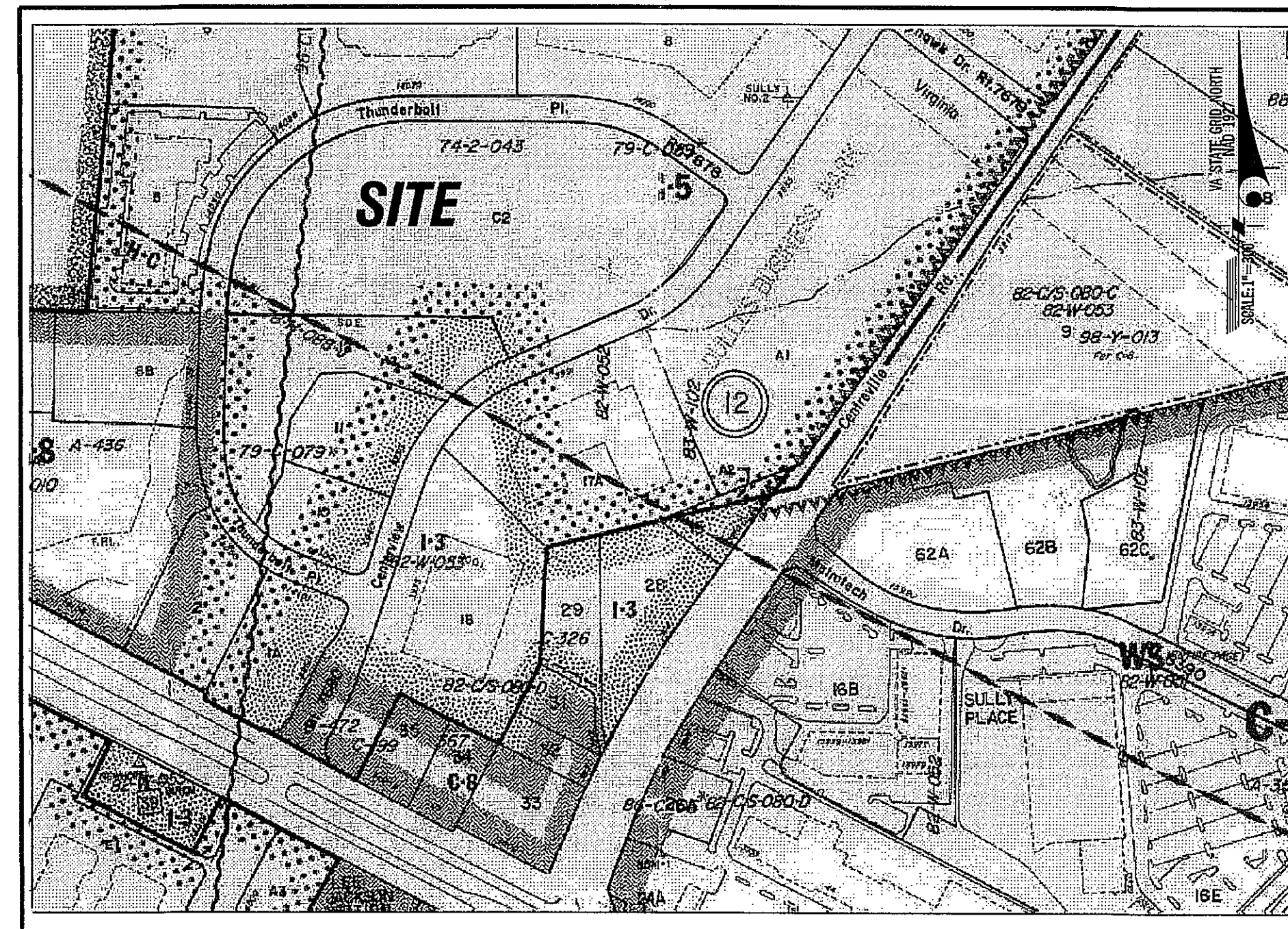
SHEET 1 COVER SHEET
SHEET 2 SPECIAL EXCEPTION PLAT AMENDMENT
SHEET 3 EXISTING VEGETATION MAP

NOVEMBER 9, 2001

REVISED: FEBRUARY 20, 2002

REVISED: MARCH 14, 2002

REVISED: MAY 20, 2002



VICINITY MAP

SCALE: 1"=300'

NOTE:

Notwithstanding the subdivision of the 10.007 acres, the entire area of the subdivision will be considered as a single lot for the purpose of application of the Fairfax County Zoning Ordinance. Any subdivision plat or site plan that may be filed in the future on any portion of the 10.007 acre site shall include this notation and reference this record plat.

GENERAL NOTES:

- The application property delineated by this Special Exception Plan Amendment contains approximately 10.007 acres and is located on Fairfax County Assessment Map 34-4 (12) Parcel C2. Current zoning is I-5. Portions of the site are within an Airport Noise and Highway Corridor Overlay District.
- This property is owned by Shree Jee Corporation and Artee & Associates as recorded in Deed Book 11909, Page 1535 among the land records of Fairfax County, Virginia.
- The applicant is requesting a Special Exception Amendment to SE 00-Y-017 to permit the addition of an eating establishment with second floor office, two enclosed swimming pools and vehicular access from Thunderbolt Drive.
- The applicant is requesting a partial Proffer Condition Amendment to update the area of the property within the Airport Noise Overlay. Development of that portion of the property within the Airport Noise Overlay shall conform to the Airport Noise Requirements.
- The plat boundary information shown hereon was established by William H. Gordon Associates, Inc. from existing records. Topographic information has been prepared by Greenhorne & O'Mara and is field run. Contour interval is two (2) feet.
- To the best of our knowledge and belief, the proposed development will be in conformance with all applicable Ordinances, Regulations, and adopted standards.
- Development of this Project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the Owner.
- This site shall be serviced by public water and sewer by extending existing mains. Detailed service to the individual buildings shall be completed during final site plan engineering.
- The uses shown hereon will satisfy Fairfax County parking requirements of Article 11 of the Zoning Ordinance as defined therein.
- To the best of our knowledge and belief, there is no evidence or records of any grave, object or structure marking a place of burial on the application property.
- The site layout shown on this Special Exception Plan Amendment depicts two hotels, with enclosed swimming pools and one eating establishment with second floor office and associated parking. In addition the site layout depicts vehicular access from Thunderbolt Drive.
- The development shall comply with all Fairfax County tree cover and landscaping provisions at the time of Site Plan.
- Limits of clearing and grading are shown hereon. Wooded vegetation on site will be protected or replaced consistent with the provisions of Article 12 of the Public Facilities Manual and/or Article 13 of the Zoning Ordinance.
- All trash dumpsters and/or compactors will be enclosed with solid wood fencing or masonry walls, 6' in height.
- The size and shape of the buildings are preliminary. Entry locations, number of rental units, etc. shown on the Site Tabulation may change as a result of final engineering and/or architectural design. The total gross floor area, building height and dimensions to the peripheral lot lines shown on the Plan are deemed to be maximums. The gross floor area of each building is subject to final architectural design but will not exceed the total combined maximum gross floor area of 182,000 S.F. The Applicant reserves the right to develop a lesser amount of gross floor area from the total represented in the Site Tabulation with a resultant modification to the building footprint(s) and/or associated parking layout.
- In accordance with the Fairfax County Comprehensive Plan, there are no trails required along Centerview Drive or Thunderbolt Place.
- Based upon current FEMA and Fairfax County maps, the application property does not contain any designated floodplains, Resource Protection Areas (RPA), or Environmental Quality Corridors.
- To the best of our knowledge, there will be no hazardous or toxic substances generated, utilized, stored, treated and/or disposed of on site. Also, to the best of our knowledge, there are no existing storage tanks or containers on site.
- There are no existing structures on this site.
- There are no proposed or required improvements to public rights-of-way with this plan.

SITE TABULATIONS:

Existing Zoning	I-5
Site Area	10.007 Ac. 435,904 SF
Max. F.A.R. (0.50)	217,952 SF
Proposed F.A.R. (0.42)	182,000 SF
Open Space Required (15%)	65,386 SF
Open Space Provided (36%)	156,130 SF

PARKING TABULATIONS (EXCLUDING LOADING SPACES):

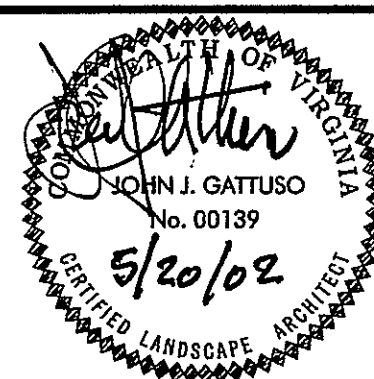
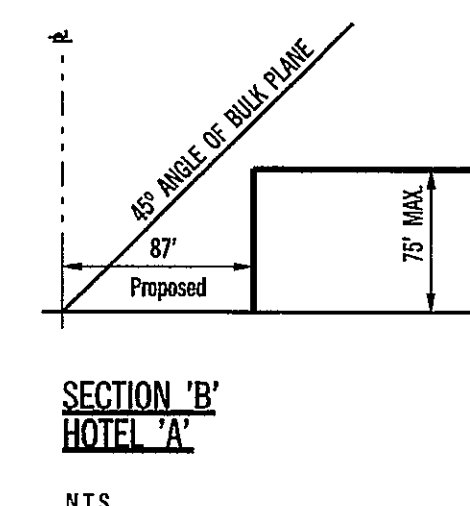
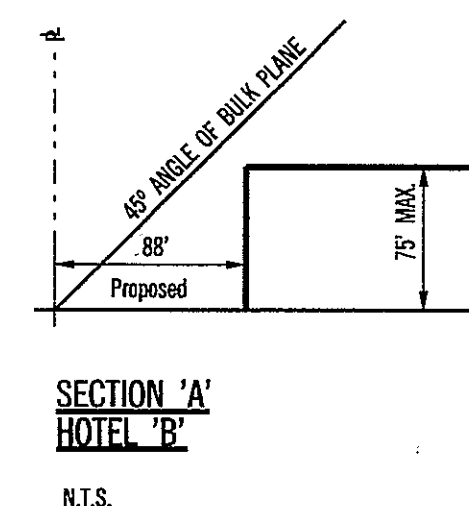
Hotel Parking	
Parking Required: 1 Space per Rental Unit + 4 Spaces per 50 Rental Units	
Combined Number of Rental Units (286)	286 Spaces
(286 / 50 x 4 = 22.8)	23 Spaces
Meeting Room Parking	
Parking Required: 1 Space / 4 Seats	
Combined Area of Meeting Rooms 1425 SF	
(72 seats/4 = 18)	18 Spaces
Total Hotel Parking Spaces Required	327 Spaces
Eating Establishment Parking	
Parking Required: 1 space / 4 Seats + 1 Space / 2 Employees	
Parking Required: (170 Seats/4 + 30/2 = 58)	58 Spaces
Office Parking	
Parking Required: 3.6 spaces / 1,000 SF	
(3.6/1000SF)(11,000SF) = 39.6	
Parking Required:	40 Spaces
Total Number of Parking Spaces Required	425 Spaces
Total Number of Parking Spaces Provided	425 Spaces

LOADING AREA PARKING TABULATIONS:

Hotels:	
Parking Required: 1 Space / First 10,000 SF + 1 Space for each additional 100,000 SF or major fraction thereof.	
Hotel A: 68,300 SF	
(1 + 68,300 / 100,000 = 1.68)	2 Spaces
Hotel B: 94,125 SF	
(1 + 94,125 / 100,000 = 1.94)	2 Spaces
Eating Establishment:	
Parking Required: 1 Space / First 10,000 SF + 1 space for each 10,000 SF or major fraction thereof. (11,000 SF)	1 Space
Office:	
Parking Required: 1 space/first 10,000 SF + 1 space for each additional 20,000 SF or major fraction thereof. (11,000 SF)	1 Space
Total Number of Loading Spaces Required:	6 Spaces
Total Number of Loading Spaces Provided:	6 Spaces

Setback/Bulk Plane Regulations

- A) Front Yard: Controlled by 45° angle of Bulk Plane, 40' minimum
B) Side Yard: No Requirement
C) Rear Yard: No requirement



No.	REVISION	DATE	BY
1.	REVISE NOTE 4	02/28/02	VJB
2.	ELIMINATE NOTE 21	02/28/02	VJB
3.	REVISE PARKING TABS	03/14/03	VJB
4.	REVISE OPEN SPACE TABULATIONS	03/14/03	VJB
5.	ADD GENERALIZED DEVELOPMENT PLAN AMENDMENT	05/20/02	VJB



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SPECIAL EXCEPTION PLAT AMENDMENT
PROFFER CONDITION AMENDMENT
GENERALIZED DEVELOPMENT PLAN AMENDMENT
HOTELS @ DULLES BUSINESS PARK

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JJC DESIGN	SCALE	AS SHOWN
VJB/MJN DRAWN		
JJC/EV CHECKED		
11/09/01 DATE	0416HWS PROJ No.	M-1371 FILE No.

N/F HUB PROPERTIES TRUST
TAX MAP 034-4 ((12)) 6
USE: OFFICE
ZONE: I-5
D.B. 11105 PG. 1459

N/F INCOME OPPORTUNITY YEAGER
TAX MAP: 034-4 ((12)) 7
USE: OFFICE
ZONE: I-5
D.B. 09900 PG. 1361

N/F WRIT, L.P.
TAX MAP: 034-4 ((12)) 8
USE: OFFICE
ZONE: I-5
D.B. 09883 PG. 0810

N/F HUB PROPERTIES TRUST
TAX MAP 034-4 ((12)) 5
USE: OFFICE
ZONE: I-5
D.B. 11105 PG. 1463

N/F HPTMI III PROPERTIES TRUST
TAX MAP 0344 ((12)) 8B
USE: HOTEL
ZONE: C-8
D.B. 10779 PG. 0195

N/F FIDELIO PROPERTIES
TAX MAP 034-4 ((12)) 12
USE: STORM WATER MANAGEMENT POND
ZONE: P IND
D.B. 10206 PG. 925
PERM. WSEL = 301.00
10 YR WSEL = 304.10
100 YR WSEL = 305.65

N/F AMERICAN HOLDING CORP.
TAX MAP: 034-4 ((12)) 17A
USE: OFFICE
ZONE: P IND
D.B. 10219 PG. 0216

N/F F.J. DULLES BUSINESS PARK II, LLC.
TAX MAP: 034-4 ((12)) A-1
USE: OFFICE
ZONE: I-5
D.B. 11064 PG. 1541

STORM WATER MANAGEMENT POND
DEVELOPED WITH 5611-SP-11-3
APPROVED BY FFX COUNTY 04/09/1998
POND IS PRIVATELY OWNED AND MAINTAINED
BY THE DULLES BUSINESS PARK ASSOCIATION

LEGEND

- FLOWERING TREE (8'-10' HT.)
- SHADE TREE (3" CAL.)
- EVERGREEN TREE (7'-8' HT.)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PARKING LOT/WALKWAY LIGHT - 20' MOUNTING HEIGHT
- POST LIGHT - 10' MOUNTING HEIGHT
- POST LIGHT - 8' MOUNTING HEIGHT
- EXISTING TREE CLUSTER TO REMAIN
- PROPOSED 4' CONCRETE SIDEWALK

NOTE:

- Sidewalks will be constructed within rights-of-way of Thunderbolt Place and Centerview Drive, unless walk is rejected by Virginia Department of Transportation. If walks are rejected by Virginia Department of Transportation, walks will be constructed elsewhere on the site.
- Stormwater Management BMP's for this development to be provided by the existing "wet" pond adjacent to the southern property line. This pond was built to serve the Dulles Park Properties.
- Notwithstanding the subdivision of the 10.007 acres, the entire area of the subdivision will be considered as a single lot for the purpose of application of the Fairfax County Zoning Ordinance. Any subdivision plat or site plan that may be filed in the future on any portion of the 10.007 acre site shall include this notation and reference this record plat.
- The location and quantity of light posts shown hereon are subject to revision based upon final electrical engineering design at the time of site plan submittal.



No.	REVISION	DATE	BY
1.	ADD NOTE TO SECOND ENTRANCE	02/20/02	VJB
2.	IDENTIFY MONUMENT SIGN	02/20/02	VJB
3.	REVISE RESTAURANT FLOOR AREA	03/14/02	VJB
4.	REVISE OFFICE FLOOR AREA	03/14/02	VJB
5.	REVISE PARKING LAYOUT	03/14/02	VJB
6.	REVISE TITLE BLOCK	05/20/02	VJB



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SPECIAL EXCEPTION PLAT AMENDMENT
PROFFER CONDITION AMENDMENT
GENERALIZED DEVELOPMENT PLAN AMENDMENT
HOTELS @ DULLES BUSINESS PARK

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JIG DESIGN	SCALE	1"=50'
VJB/MIN DRAWN		
JIG/EV CHECKED	SHEET	2 OF 3
11/09/01 DATE	0416HWS PROJ No.	M-1371 FILE No.

VA STATE GRID NORTH
SCALE 1"=50'

N/F HUB PROPERTIES TRUST
TAX MAP 034-4 ((12)) 6
USE: OFFICE
ZONE: I-5
D.B. 11105 PG. 1459

N/F INCOME OPPORTUNITY YEAGER
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TAX MAP 034-4 ((12)) 12
USE: STORM WATER MANAGEMENT POND
ZONE: P IND
D.B. 10206 PG. 925
PERM. WSEL = 301.00
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TAX MAP: 034-4 ((12)) 17A
USE: OFFICE
ZONE: P IND
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STORM WATER MANAGEMENT POND
DEVELOPED WITH 5611-SP-11-3
APPROVED BY FFX COUNTY 04/09/1998
POND IS PRIVATELY OWNED AND MAINTAINED
BY THE DULLES BUSINESS PARK ASSOCIATION

EXISTING VEGETATION MAP DESCRIPTION

Prepared by John J. Gattuso, ASLA
March, 2000

	Forest Cover Type	Dominant Species	Co-Dominant Species	Successional Stage	Condition	Acreage
1	Developed	White Pine Bradford Pear Kwanzan Cherry	Zelkova	N.A.	Good	1.5
5	Maintained Grasslands	N.A.	N.A.	N.A.	N.A.	8.5

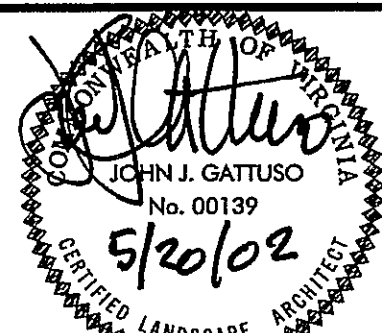
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Conditions/Descriptions

Forest Cover Type 1: The evergreen and ornamental flowering trees in this cover type were generally in good condition with no apparent insect or disease problems. Trees in this cover type were located at the perimeter of the property and should be saved wherever possible so as to be included within the peripheral parking lot landscape requirement.

Forest Cover Type 5: The interior portion of the site is devoid of forested vegetation except for plants along an existing drainage swale. These plants will be removed during construction of the project.



No.	REVISION	DATE	BY
1.	REVISE TITLE BLOCK	5/20/02	VJB



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**EXISTING VEGETATION MAP
SPECIAL EXCEPTION PLAT AMENDMENT
PROFFER CONDITION AMENDMENT
GENERALIZED DEVELOPMENT PLAN AMENDMENT
HOTELS @ DULLES BUSINESS PARK**

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JJC DESIGN	1"=50'
VJB DRAWN	3 OF 3
JJC/EV CHECKED	SHEET
11/09/01 DATE	0416HWS PROJ. No.
	M-1371 FILE No.

Document # PCA 24-C-009
Revision # 1
Date 5/20/02
APPROVED BY JJC
DATE 5/20/02
BY JJC
DESIGNED BY JJC
DATE 5/20/02
BY JJC
DRAWN BY VJB
DATE 5/20/02
BY VJB
CHECKED BY JJC/EV
DATE 5/20/02
BY JJC/EV